



Prepared for: South Hampton Property Owners Association
Prepared by: MUHLE Consulting
Date: 14 October 2019
Job number: 18-LTL-002
Property: South Hampton, Kingston Plantation
Subject: Structural Remediation – Field Report #1

ACTIVITIES

- Mobilization of required equipment began 1 October 2019
- Swing stages in place as shown (see Figure #1) to support 14 October 2019 start date
- Mock-Up at Unit #106 completed and approved (see Appendix “A”)
- Negative slope identified at dispersed units throughout the property and repair method provided (see Appendix “A”)
- Presence of storm shutters identified and recommendation for removal made (see Appendix “A”)
- Remediation activities underway

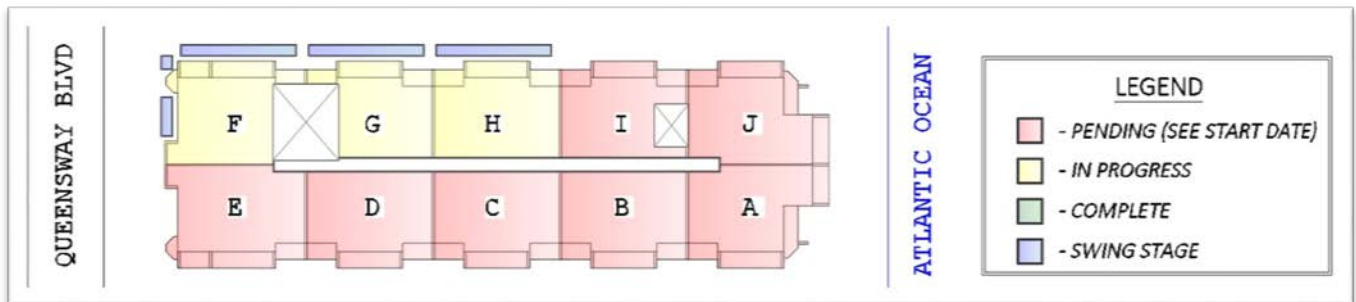


Figure #1 – Progress Tracker

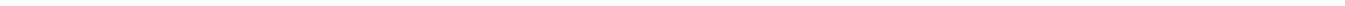
If you have any questions or need any additional information, please do not hesitate to contact our firm at either of the contact methods listed below.

Respectfully,

Jonathan M. Black, PE



APPENDIX "A"





Prepared for: South Hampton Property Owners Association
Prepared by: MUHLE Consulting
Date: 9 October 2019
Job number: 18-LTL-002
Property: South Hampton, Kingston Plantation
Subject: Mock-Up – Unit #106

Prior to the start of the structural remediation and waterproofing project scheduled to begin 14 October 2019 on the exterior of the above-referenced property, a mock-up was performed at an individual balcony of Unit #106. The intent of the mock-up is to allow the property owners to review the chosen colors and their placement on the building as well as the quality of the workmanship.

The colors applied to the mock-up unit are as follows:

BASF7642 – Custom South Hampton Brown
BASF7641 – Custom South Hampton Light Brown
SIKALASTIC 735AL – Dark Maple
SW7006 Extra White

The rendering created by the material supplier is attached (see Appendix “A”).

“Figure 1” below is the result of the completed mock-up. Please review color choices, their placement and workmanship quality, and indicate acceptability via signature (see P.3).

If you have any questions or need any additional information, please do not hesitate to contact our firm at either of the contact methods listed below.

Respectfully,



Jonathan M. Black, PE



Figure #1 – Mock-Up at Unit #106



Ginio Volpe, Tribune Holdings

Dave Puckett, Board President, South Hampton Property Owners Association

Don Matheson, Board Member, South Hampton Property Owners Association

Chris Millar, LITUS to Let

Body
Custom South Hampton
Brown
BASF7642

Accent 1
Custom South Hampton
Light Brown
BASF7641

Accent 2
Custom South Hampton
White Accent



Disclaimer:
Computer Monitors, lighting conditions and
printers may vary in color interpretation.

Project: South Hampton - Scheme 1
Date: June 07, 2019
Rendered By: Chameleon Power



Prepared for: South Hampton Property Owners Association
Prepared by: MUHLE Consulting
Date: 11 October 2019
Job number: 18-LTL-002
Property: South Hampton, Kingston Plantation
Subject: Negative Slope/Ponding at Balconies

It has been brought to our attention that certain balconies at the above-referenced property exhibit ponding of water at the exterior balconies. The finished concrete should provide a uniform positive slope from the wall interface toward the balcony edge in order to shed any water present on the balcony surface. Inconsistencies in the finishing of the concrete at the time of construction appear to be the root cause of the standing water/ponding (see Figure #1).



Figure #1 – Ponding due to Negative Slope

In order to remedy the negative slope, the following steps are required:

1. Remove existing deck coating to bare concrete
2. Apply Sika® Level SkimCoat (or similar) levelling compound to provide positive slope
3. Apply Sikalastic® Primer to exposed concrete
4. Apply Sikalastic® 710 Base over primer coat
5. Apply oven-dried sand and Sikalastic® 710 as an intermediate coat
6. Apply Sikalastic® 735AL top coat

Due to the relatively low threshold height of the existing sliding doors (see Figure #2), the height required to remedy the negative slope and provide sufficient positive slope may exceed the existing threshold height. In the event this occurs, an aluminum angle (or similar) would be required across the width of the balcony floor/wall interface. This angle would be mechanically fastened to the concrete slab and act as a form to allow the levelling compound to terminate at the required height.



Figure #2 – Sliding Door Threshold



A quote for this repair can be provided by request to Tribune Holdings, LLC.

If you have any questions or need any additional information, please do not hesitate to contact our firm at either of the contact methods listed below.

Respectfully,

Jonathan M. Black, PE



Prepared for: South Hampton Property Owners Association
Prepared by: MUHLE Consulting
Date: 27 September 2019
Job number: 18-LTL-002
Property: South Hampton, Kingston Plantation
Subject: Storm Shutters

Please consider the following a summary of an evaluation of the storm shutters installed on the exterior balconies of several units of the above-referenced property. This evaluation was undertaken in light of the upcoming waterproofing project occurring on the exterior of the property. Three main areas of concern were noted with the continued presence of the storm shutters.

The first and most concerning area is structural in nature. The penetrations made into the post-tensioned concrete slab comprising the balcony floor and ceiling in order to secure the track for the storm shutters should have only been made under the supervision of a licensed structural engineer. Additionally, were they deemed acceptable, ground penetrating radar equipment would have been required in order to ensure that no post-tensioned cables or supplementary reinforcing were located in the area of the penetration. To omit either of these steps risks compromising the structural integrity of the post-tensioned slab system. This compromise may not be seen immediately, as water infiltration around the slab penetration can cause corrosion, which, over time, can lead to degradation of reinforcing and spalling of concrete as the corroded metal expands.

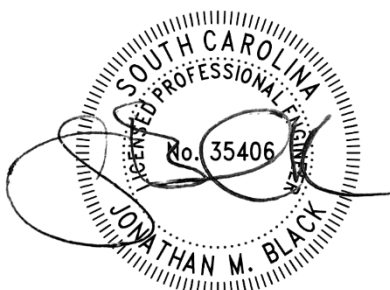
Second, if the shutters remain in place, the waterproofing applied to the balcony floor will terminate at the track edge. This could result in the creation of a dam which will retain water to the top edge of the track. As the sliding glass doors of most units have a low threshold, the damming of water could result in water infiltration inside the unit.

Lastly, there are warranty implications from the coating manufacturer to the shutters remaining in place. For the two reasons mentioned above, slab penetrations and the distinct possibility of long-term standing water, the standard product warranty will, at minimum, come with warranty exceptions. These exceptions would not be limited only to those units with storm shutters, as the slab penetrations have the ability to impact surrounding units.

For these reasons it is the recommendation of this firm that the existing storm shutters be removed and not reinstalled. Once removed, the holes can be properly treated and sealed to ensure no future water infiltration will occur.

If you have any questions or need any additional information, please do not hesitate to contact our firm at either of the contact methods listed below.

Respectfully,



Jonathan M. Black, PE